HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: April 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

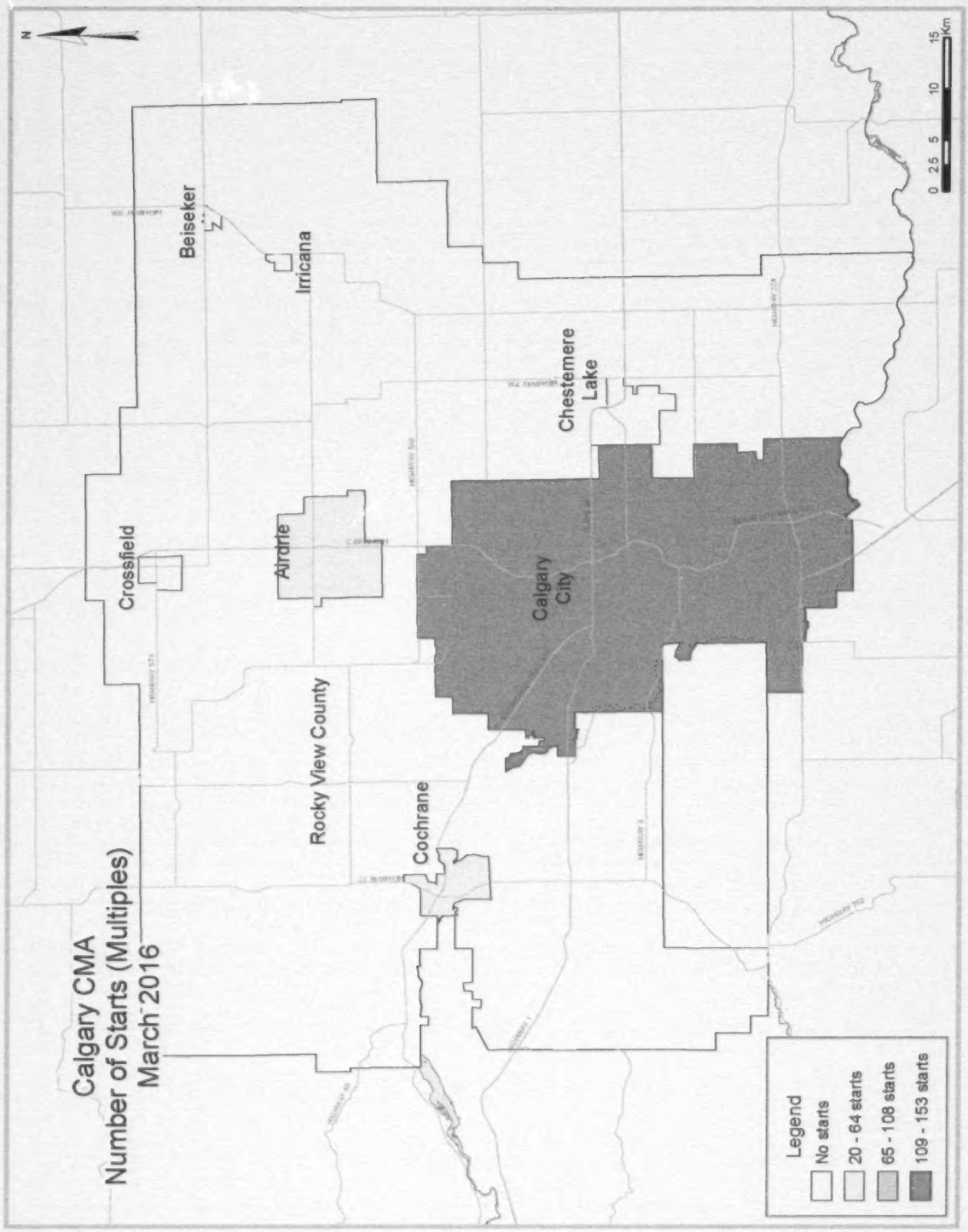
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

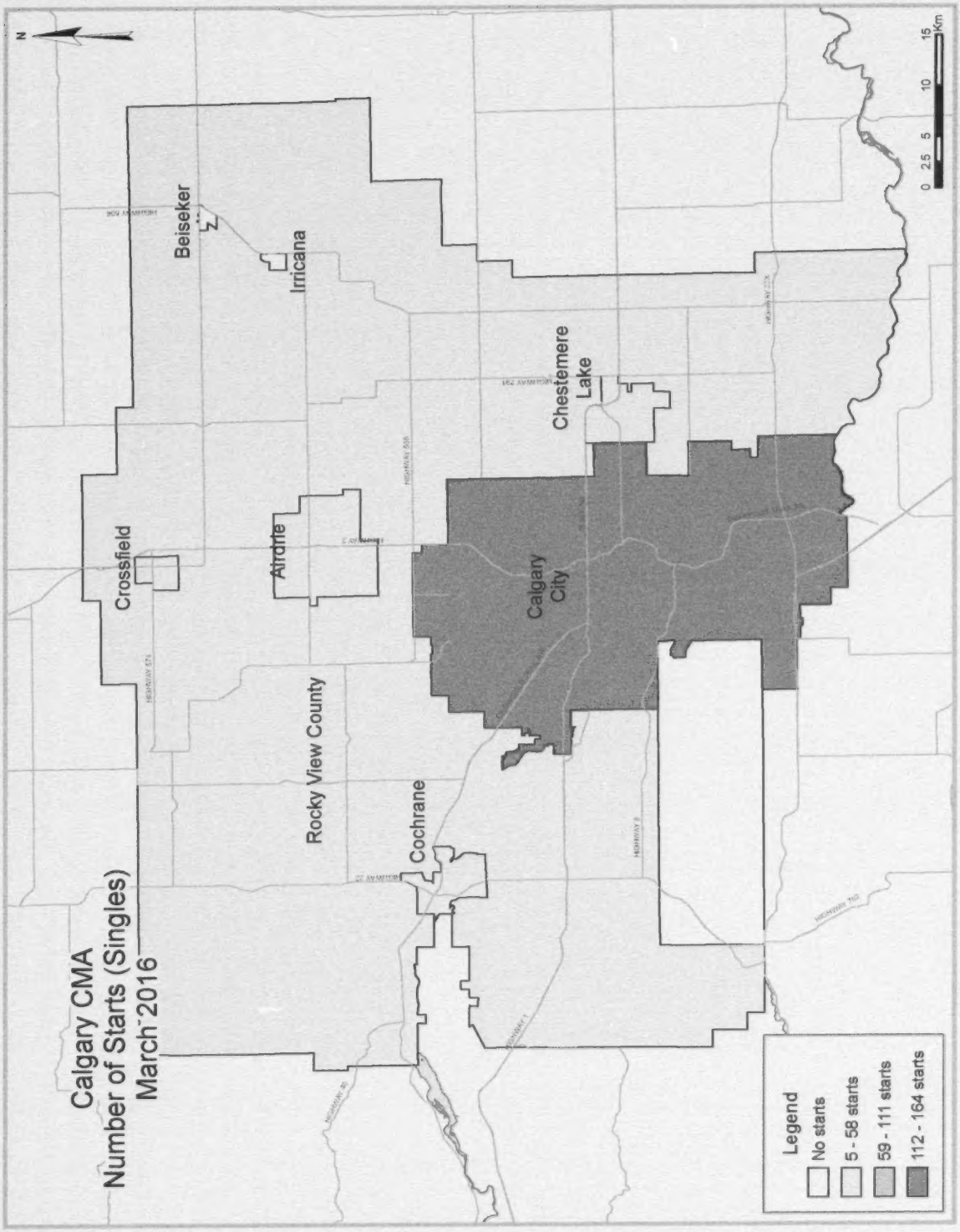
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

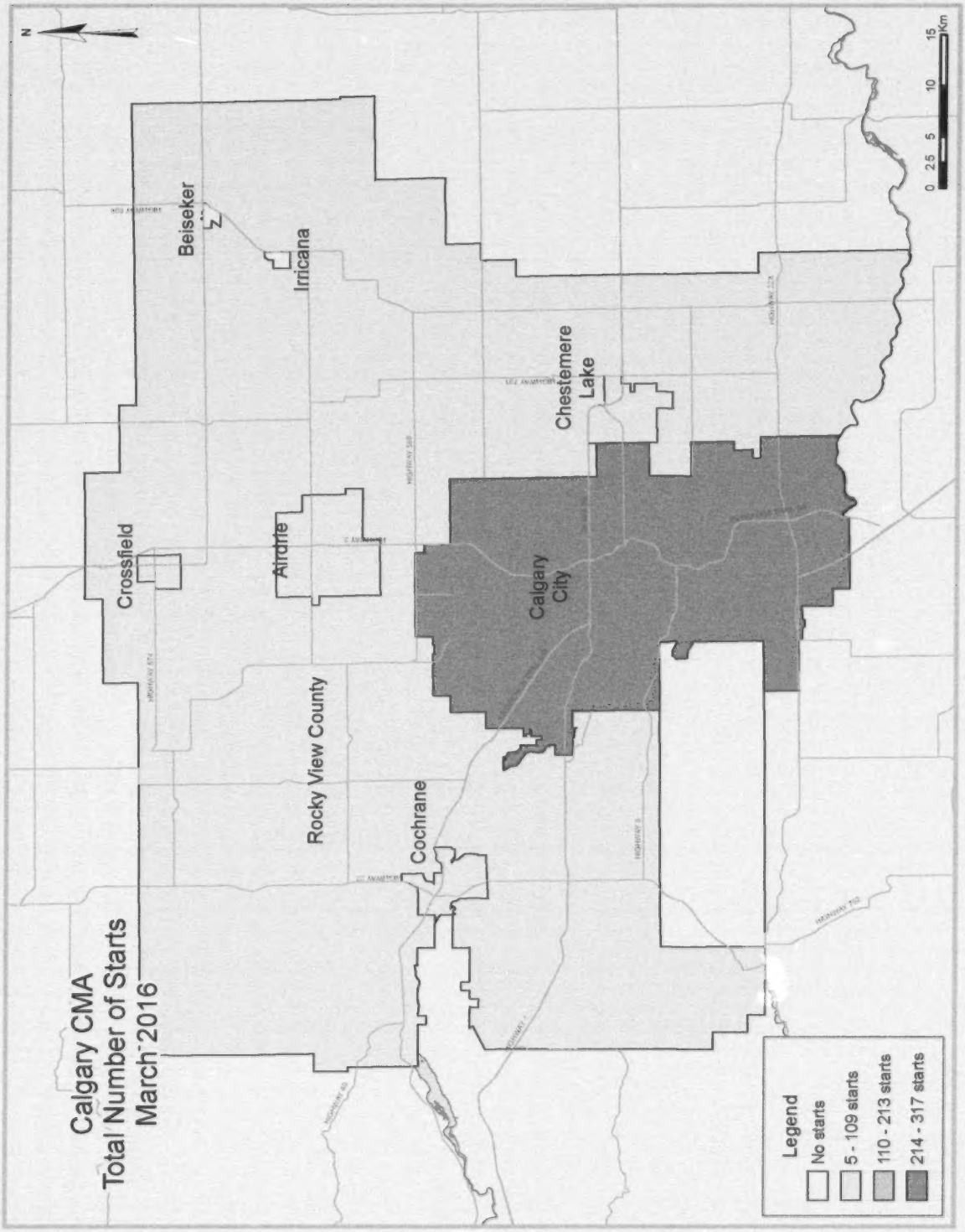
SUBSCRIBE NOW!

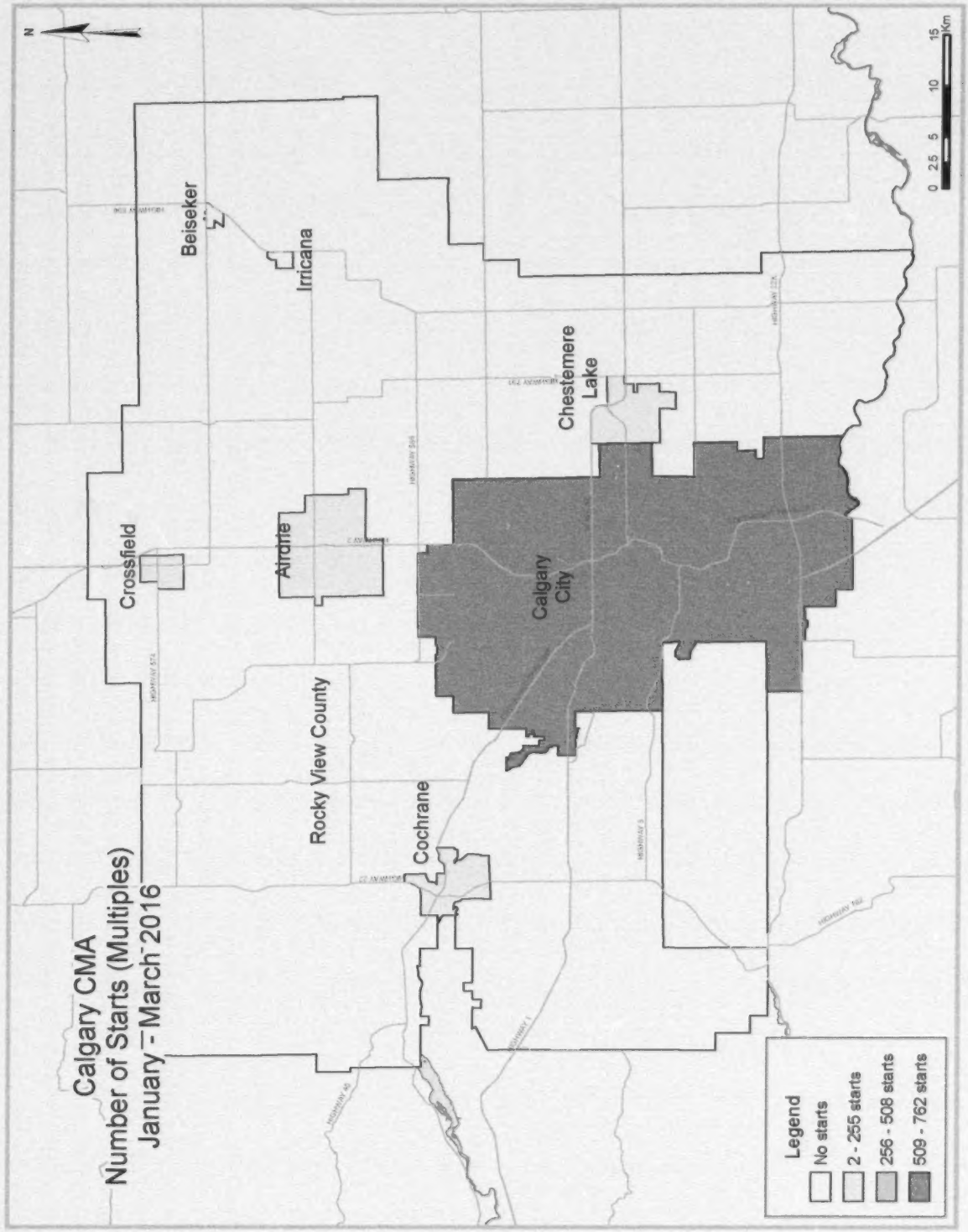
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

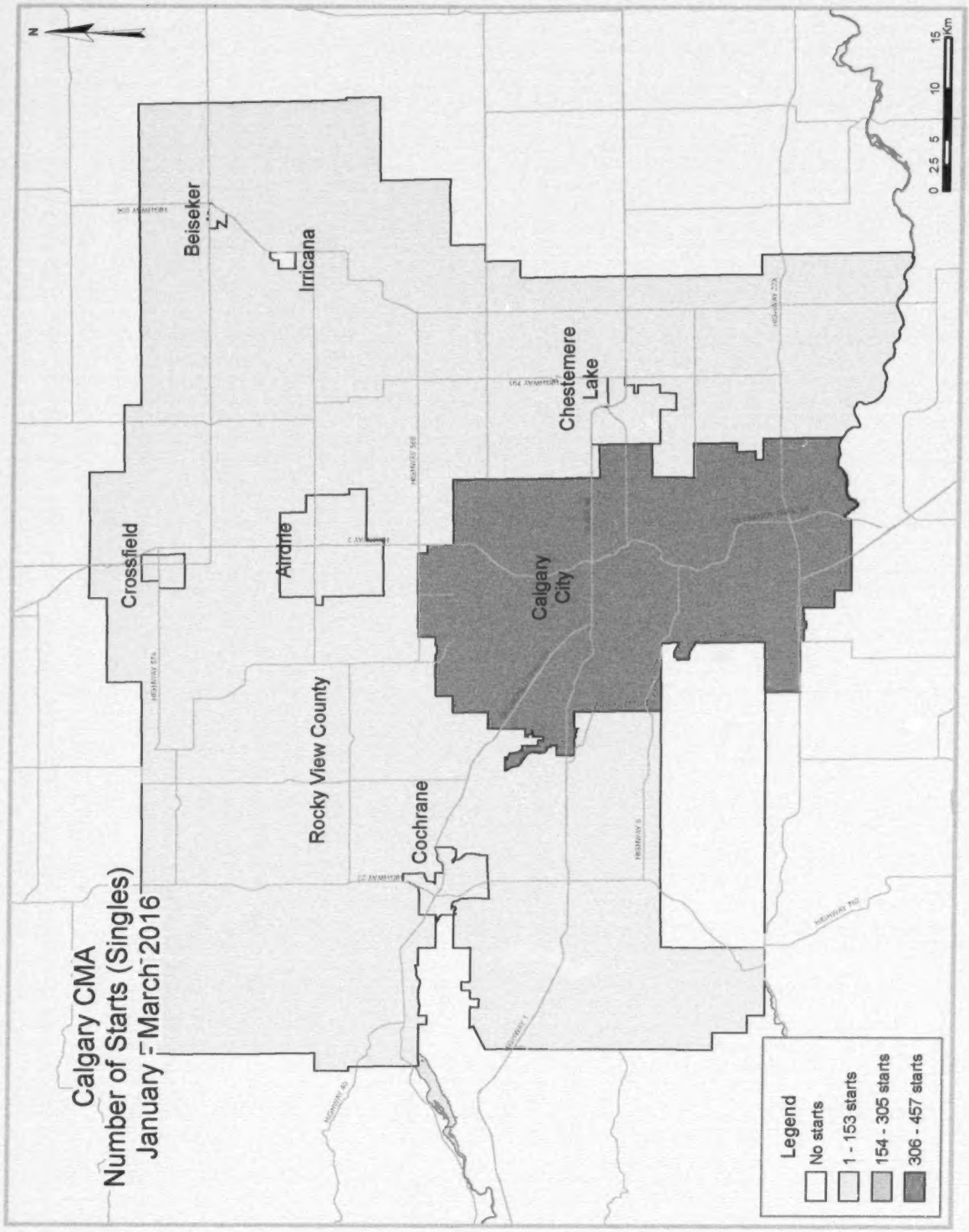
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

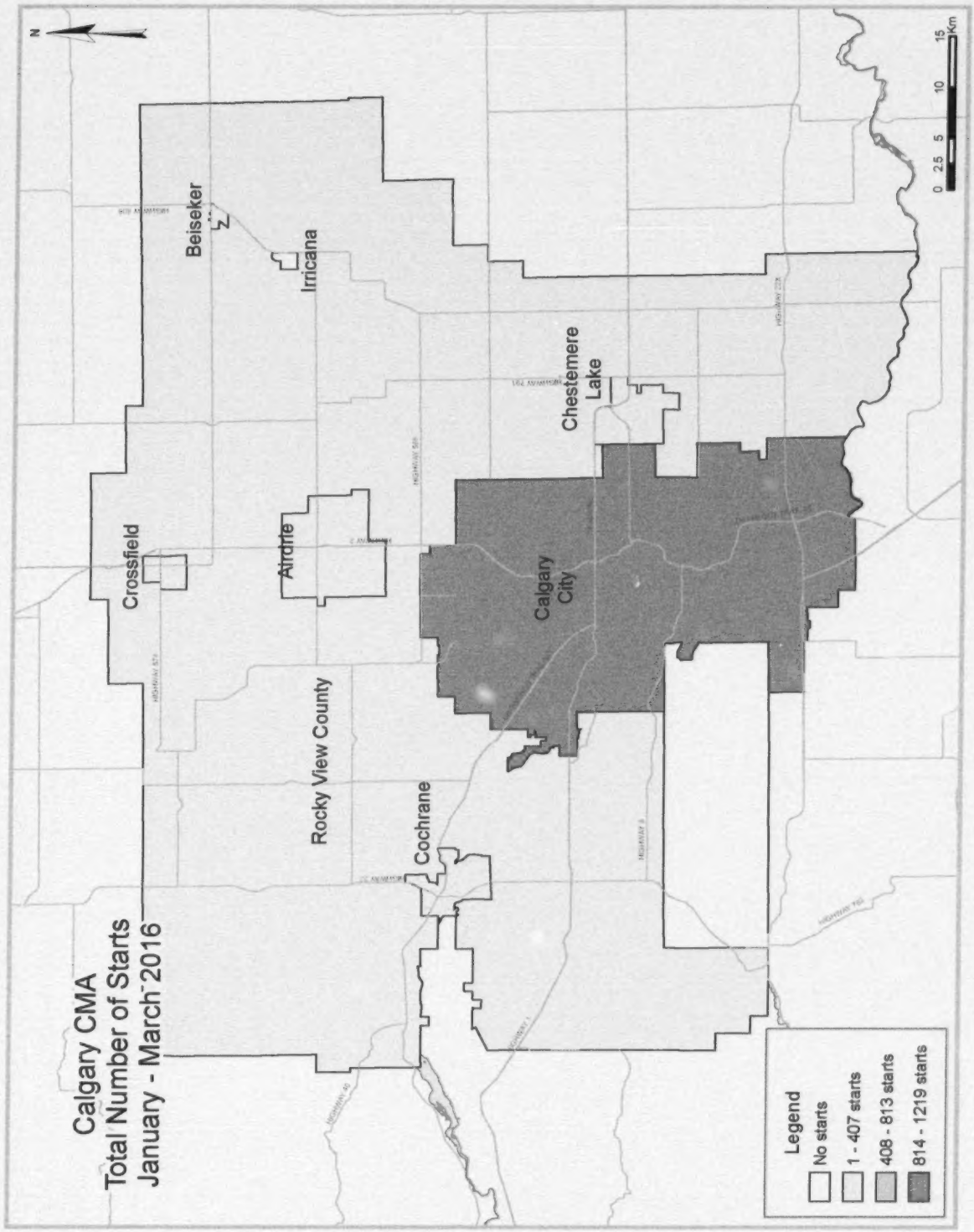

Calgary CMA
Number of Starts (Multiples)
March 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
20 - 64 starts
65 - 108 starts
109 - 153 starts


Calgary CMA
Number of Starts (Singles)
March 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
5 - 58 starts
59 - 111 starts
112 - 164 starts
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
March 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km
Legend
No starts
5 - 109 starts
110 - 213 starts
214 - 317 starts


Calgary CMA
Number of Starts (Multiples)
January - March 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 255 starts
256 - 508 starts
509 - 762 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Number of Starts (Singles)
January - March 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 153 starts
154 - 305 starts
306 - 457 starts
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
January - March 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 407 starts
408 - 813 starts
814 - 1219 starts
0 2.5 5 10 15 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2016		
Calgary CMA[1]	February 2016	March 2016
Trend[2]	11,417	9,697
SAAR	7,003	5,212
	March 2015	March 2016
Actual		
March - Single-Detached	411	217
March - Multiples	1,228	194
March - Total	1,639	411
January to March - Single-Detached	1,189	660
January to March - Multiples	1,988	907
January to March - Total	3,177	1,567

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	217	46	11	0	57	80	0	0	411
March 2015	411	62	15	0	187	964	0	0	1,639
% Change	-47.2	-25.8	-26.7	n/a	-69.5	-91.7	n/a	n/a	-74.9
Year-to-date 2016	660	140	28	0	185	424	0	130	1,567
Year-to-date 2015	1,189	234	48	0	426	1,280	0	0	3,177
% Change	-44.5	-40.2	-41.7	n/a	-56.6	-66.9	n/a	n/a	-50.7
UNDER CONSTRUCTION									
March 2016	2,345	698	185	1	1,077	6,362	30	2,048	12,746
March 2015	3,449	996	141	0	2,002	7,651	0	1,180	15,419
% Change	-32.0	-29.9	31.2	n/a	-46.2	-16.8	n/a	73.6	-17.3
COMPLETIONS									
March 2016	239	52	22	0	108	185	0	229	835
March 2015	483	114	27	0	160	569	0	151	1,504
% Change	-50.5	-54.4	-18.5	n/a	-32.5	-67.5	n/a	51.7	-44.5
Year-to-date 2016	678	168	37	1	404	675	24	605	2,592
Year-to-date 2015	1,398	282	27	0	469	733	0	230	3,139
% Change	-51.5	-40.4	37.0	n/a	-13.9	-7.9	n/a	163.0	-17.4
COMPLETED & NOT ABSORBED									
March 2016	364	119	1	0	151	322	n/a	n/a	957
March 2015	382	78	0	0	22	72	n/a	n/a	554
% Change	-4.7	52.6	n/a	n/a	**	**	n/a	n/a	72.7
ABSORBED									
March 2016	235	57	23	0	92	92	n/a	n/a	499
March 2015	435	85	27	0	156	500	n/a	n/a	1,203
% Change	-46.0	-32.9	-14.8	n/a	-41.0	-81.6	n/a	n/a	-216.4
Year-to-date 2016	672	171	37	1	349	573	n/a	n/a	1,803
Year-to-date 2015	1,382	264	29	0	469	662	n/a	n/a	2,806
% Change	-51.4	-35.2	27.6	n/a	-25.6	-13.4	n/a	n/a	-35.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
March 2016	164	36	11	0	26	80	0	0	317
March 2015	297	48	4	0	146	861	0	0	1,356
Airdrie									
March 2016	19	6	0	0	15	0	0	0	40
March 2015	34	4	11	0	12	0	0	0	61
Beiseker									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
March 2016	8	0	0	0	0	0	0	0	8
March 2015	26	0	0	0	0	0	0	0	26
Cochrane									
March 2016	14	4	0	0	16	0	0	0	34
March 2015	40	10	0	0	29	103	0	0	182
Crossfield									
March 2016	5	0	0	0	0	0	0	0	5
March 2015	0	0	0	0	0	0	0	0	0
Irricana									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
March 2016	7	0	0	0	0	0	0	0	7
March 2015	14	0	0	0	0	0	0	0	14
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
March 2016	217	46	11	0	57	80	0	0	411
March 2015	411	62	15	0	187	964	0	0	1,639

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
March 2016	1,634	548	104	1	601	6,133	6	1,889	10,916
March 2015	2,348	842	22	0	1,465	7,437	0	1,108	13,222
Airdrie									
March 2016	288	68	77	0	252	229	0	159	1,073
March 2015	434	20	108	0	184	75	0	72	893
Beiseker									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
March 2016	101	4	0	0	11	0	0	0	116
March 2015	228	14	11	0	42	0	0	0	295
Cochrane									
March 2016	133	62	0	0	213	0	24	0	432
March 2015	226	106	0	0	265	139	0	0	736
Crossfield									
March 2016	15	4	4	0	0	0	0	0	23
March 2015	8	6	0	0	0	0	0	0	14
Irricana									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
March 2016	170	12	0	0	0	0	0	0	182
March 2015	204	8	0	0	46	0	0	0	258
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
March 2016	2,345	698	185	1	1,077	6,362	30	2,048	12,746
March 2015	3,449	996	141	0	2,002	7,651	0	1,180	15,419

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
March 2016	164	46	5	0	91	141	0	158	605
March 2015	378	96	0	0	105	569	0	0	1,148
Airdrie									
March 2016	33	2	17	0	0	12	0	71	135
March 2015	51	0	7	0	27	0	0	151	236
Beiseker									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
March 2016	11	0	0	0	0	0	0	0	11
March 2015	13	4	20	0	12	0	0	0	49
Cochrane									
March 2016	15	4	0	0	17	32	0	0	68
March 2015	30	12	0	0	14	0	0	0	56
Crossfield									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	1	2	0	0	0	0	0	0	3
Irricana									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
March 2016	14	0	0	0	0	0	0	0	14
March 2015	10	0	0	0	2	0	0	0	12
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
March 2016	239	52	22	0	108	185	0	229	835
March 2015	483	114	27	0	160	569	0	151	1,504

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
March 2016	257	104	0	0	144	315	n/a	n/a	820
March 2015	288	68	0	0	15	71	n/a	n/a	442
Airdrie									
March 2016	39	2	1	0	3	1	n/a	n/a	46
March 2015	39	0	0	0	1	1	n/a	n/a	41
Beiseker									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
March 2016	15	1	0	0	0	0	n/a	n/a	16
March 2015	15	0	0	0	0	0	n/a	n/a	15
Cochrane									
March 2016	32	12	0	0	4	6	n/a	n/a	54
March 2015	35	10	0	0	6	0	n/a	n/a	51
Crossfield									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
March 2016	21	0	0	0	0	0	n/a	n/a	21
March 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
March 2016	364	119	1	0	151	322	n/a	n/a	957
March 2015	382	78	0	0	22	72	n/a	n/a	554

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
March 2016	165	53	6	0	73	54	n/a	n/a	351
March 2015	330	69	0	0	101	500	n/a	n/a	1,000
Airdrie									
March 2016	33	2	17	0	2	12	n/a	n/a	66
March 2015	51	0	7	0	27	0	n/a	n/a	85
Beiseker									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
March 2016	8	0	0	0	0	0	n/a	n/a	8
March 2015	16	4	20	0	12	0	n/a	n/a	52
Cochrane									
March 2016	13	2	0	0	17	26	n/a	n/a	58
March 2015	27	10	0	0	14	0	n/a	n/a	51
Crossfield									
March 2016	2	0	0	0	0	0	n/a	n/a	2
March 2015	1	2	0	0	0	0	n/a	n/a	3
Irricana									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
March 2016	14	0	0	0	0	0	n/a	n/a	14
March 2015	10	0	0	0	2	0	n/a	n/a	12
First Nations									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
March 2016	235	57	23	0	92	92	n/a	n/a	499
March 2015	435	85	27	0	156	500	n/a	n/a	1,203

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Calgary City	164	297	36	58	37	140	80	861	317	1,356	-76.6
Airdrie	19	34	6	4	15	23	0	0	40	61	-34.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	8	26	0	0	0	0	0	0	8	26	-69.2
Cochrane	14	40	4	10	16	29	0	103	34	182	-81.3
Crossfield	5	0	0	0	0	0	0	0	5	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	14	0	0	0	0	0	0	7	14	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	217	411	46	72	68	192	80	964	411	1,639	-74.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	457	824	94	164	126	327	542	1,173	1,219	2,488	-51.0
Airdrie	96	135	32	10	60	46	12	0	200	191	4.7
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	22	74	0	10	11	0	0	0	33	84	-60.7
Cochrane	47	99	12	56	16	89	0	107	75	351	-78.6
Crossfield	10	0	2	0	0	0	0	0	12	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	27	57	0	6	0	0	0	0	27	63	-57.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	660	1,189	140	246	213	462	554	1,280	1,567	3,177	-50.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Calgary City	37	140	0	0	80	861	0	0
Airdrie	15	23	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	16	29	0	0	0	103	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	68	192	0	0	80	964	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	126	327	0	0	412	1,173	130	0
Airdrie	60	46	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	0	0	0	0	0	0	0
Cochrane	16	89	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	213	462	0	0	424	1,280	130	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Calgary City	211	349	106	1,007	0	0	317	1,356
Airdrie	25	49	15	12	0	0	40	61
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	8	26	0	0	0	0	8	26
Cochrane	18	50	16	132	0	0	34	182
Crossfield	5	0	0	0	0	0	5	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	14	0	0	0	0	7	14
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	274	488	137	1,151	0	0	411	1,639

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	562	1,000	527	1,488	130	0	1,219	2,488
Airdrie	145	171	55	20	0	0	200	191
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	22	84	11	0	0	0	33	84
Cochrane	59	155	16	196	0	0	75	351
Crossfield	12	0	0	0	0	0	12	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	27	61	0	2	0	0	27	63
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	828	1,471	609	1,706	130	0	1,567	3,177

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Calgary City	164	378	48	96	94	105	299	569	605	1,148	-47.3
Airdrie	33	51	2	4	17	30	83	151	135	236	-42.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	11	13	0	4	0	32	0	0	11	49	-77.6
Cochrane	15	30	4	12	17	14	32	0	68	56	21.4
Crossfield	2	1	0	2	0	0	0	0	2	3	-33.3
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	14	10	0	2	0	0	0	0	14	12	16.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	239	483	54	120	128	181	414	720	835	1,504	-44.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	464	1,020	144	232	314	358	1,046	733	1,968	2,343	-16.0
Airdrie	91	169	8	12	70	51	154	230	323	462	-30.1
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	32	76	2	10	0	32	0	0	34	118	-71.2
Cochrane	40	103	22	32	73	43	80	0	215	178	20.8
Crossfield	3	6	0	2	0	0	0	0	3	8	-62.5
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	48	24	0	6	0	0	0	0	48	30	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	679	1,398	176	294	457	484	1,280	963	2,592	3,139	-17.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Calgary City	94	105	0	0	141	569	158	0
Airdrie	17	30	0	0	12	0	71	151
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	32	0	0	0	0	0	0
Cochrane	17	14	0	0	32	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	128	181	0	0	185	569	229	151

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	302	358	12	0	583	733	463	0
Airdrie	70	51	0	0	12	0	142	230
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	32	0	0	0	0	0	0
Cochrane	61	43	12	0	80	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	433	484	24	0	675	733	605	230

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Calgary City	215	474	232	674	158	0	605	1,148
Airdrie	52	58	12	27	71	151	135	236
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	37	0	12	0	0	11	49
Cochrane	19	42	49	14	0	0	68	56
Crossfield	2	3	0	0	0	0	2	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	10	0	2	0	0	14	12
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	313	624	293	729	229	151	835	1,504

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	616	1,252	877	1,091	475	0	1,968	2,343
Airdrie	119	182	62	50	142	230	323	462
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	34	106	0	12	0	0	34	118
Cochrane	62	135	141	43	12	0	215	178
Crossfield	3	8	0	0	0	0	3	8
Irricana	0	0	0	0	0	0	0	0
Rocky View County	48	24	0	6	0	0	48	30
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	883	1,707	1,080	1,202	629	230	2,592	3,139

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
March 2016	49	29.9	50	30.5	12	7.3	6	3.7	47	28.7	164	590,000	832,620
March 2015	85	26.0	64	19.6	50	15.3	49	15.0	79	24.2	327	680,000	814,849
Year-to-date 2016	166	36.1	110	23.9	55	12.0	27	5.9	102	22.2	460	595,000	761,676
Year-to-date 2015	282	28.3	203	20.4	148	14.8	134	13.4	230	23.1	997	655,000	776,561
Airdrie													
March 2016	18	54.5	7	21.2	4	12.1	2	6.1	2	6.1	33	550,000	579,634
March 2015	13	25.5	19	37.3	13	25.5	5	9.8	1	2.0	51	610,000	627,060
Year-to-date 2016	48	51.1	23	24.5	10	10.6	5	5.3	8	8.5	94	550,000	602,877
Year-to-date 2015	29	17.0	68	39.8	54	31.6	15	8.8	5	2.9	171	625,000	639,085
Beiseker													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
March 2016	0	0.0	1	12.5	0	0.0	3	37.5	4	50.0	8	-	-
March 2015	1	6.3	1	6.3	7	43.8	5	31.3	2	12.5	16	740,000	746,319
Year-to-date 2016	5	16.7	6	20.0	4	13.3	7	23.3	8	26.7	30	750,000	735,550
Year-to-date 2015	7	8.9	8	10.1	32	40.5	22	27.8	10	12.7	79	700,000	724,704
Cochrane													
March 2016	9	69.2	1	7.7	0	0.0	1	7.7	2	15.4	13	490,000	569,426
March 2015	8	29.6	9	33.3	3	11.1	3	11.1	4	14.8	27	600,000	656,870
Year-to-date 2016	26	70.3	5	13.5	1	2.7	3	8.1	2	5.4	37	500,000	539,044
Year-to-date 2015	46	45.5	21	20.8	12	11.9	12	11.9	10	9.9	101	570,000	616,690
Crossfield													
March 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
March 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	454,100
Irricana													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
March 2016	4	28.6	0	0.0	1	7.1	2	14.3	7	50.0	14	850,000	921,318
March 2015	0	0.0	0	0.0	2	20.0	0	0.0	8	80.0	10	-	-
Year-to-date 2016	8	17.0	1	2.1	3	6.4	3	6.4	32	68.1	47	1,000,000	1,176,297
Year-to-date 2015	1	4.2	2	8.3	2	8.3	1	4.2	18	75.0	24	-	916,229
First Nations													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
March 2016	81	34.6	60	25.6	17	7.3	14	6.0	62	26.5	234	590,000	787,325
March 2015	108	25.0	93	21.5	75	17.4	62	14.4	94	21.8	432	670,000	786,914
Year-to-date 2016	255	37.9	147	21.9	73	10.9	45	6.7	152	22.6	672	595,000	754,258
Year-to-date 2015	372	27.0	302	21.9	248	18.0	184	13.3	273	19.8	1,379	655,000	747,684

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2016						
Submarket	March 2016	March 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	832,620	814,849	2.2	761,676	776,561	-1.9
Airdrie	579,634	627,060	-7.6	602,877	639,085	-5.7
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	746,319	n/a	735,550	724,704	1.5
Cochrane	569,426	656,870	-13.3	539,044	616,690	-12.6
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	921,318	-	n/a	1,176,297	916,229	28.4
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	787,325	786,914	0.1	754,258	747,684	0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary March 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	1,162	-35.5	1,891	4,132	4,272	44.3	437,908	-1.4	448,797
	February	1,544	-34.7	1,852	3,767	3,729	49.7	443,744	-3.6	439,858
	March	2,215	-30.1	2,040	3,883	3,228	63.2	457,422	-1.2	450,055
	April	2,426	-27.5	2,065	3,815	2,983	69.2	455,155	-0.5	454,595
	May	2,748	-28.3	2,172	4,035	3,080	70.5	465,941	0.1	455,563
	June	2,795	-21.7	2,188	3,920	3,106	70.4	465,965	-0.2	456,509
	July	2,563	-19.3	2,176	3,721	3,366	64.6	459,958	-0.2	457,843
	August	2,139	-28.1	2,047	3,446	3,358	61.0	450,260	-1.0	456,011
	September	1,866	-34.2	1,893	3,866	3,520	53.8	443,768	-3.8	448,840
	October	1,810	-36.4	1,908	3,424	3,569	53.5	444,535	-4.4	447,601
	November	1,617	-29.5	1,907	2,784	3,973	48.0	444,959	-3.7	447,357
	December	1,109	-20.8	1,854	1,907	4,516	41.1	451,297	-0.4	457,883
2016	January	1,002	-13.8	1,683	3,496	3,756	44.8	439,552	0.4	450,743
	February	1,437	-6.9	1,694	3,693	3,514	48.2	453,175	2.1	449,647
	March	1,956	-11.7	1,784	4,238	3,524	50.6	455,220	-0.5	447,580
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	4,921	-32.9		11,782			448,522	-2.0	
	Q1 2016	4,395	-10.7		11,427			450,979	0.5	
	YTD 2015	4,921	-32.9		11,782			448,523	-2.0	
	YTD 2016	4,395	-10.7		11,427			450,979	0.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64		135.5	803	8.6	73.5	1,141
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

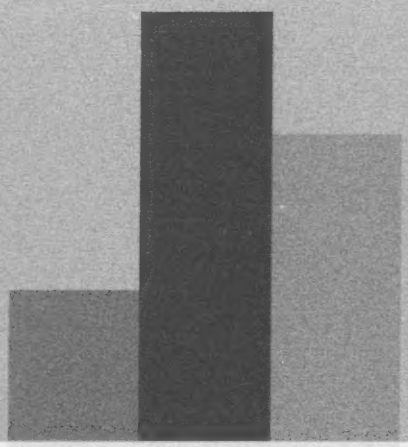
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Quick and easy access.

Neighbourhood level data.

cmhc.ca/hmiportal

64167_2016_M04